WARRANTY DEED Mid-State Closing Co.

For and in consideration of the sum of TEN AND NO/100 ---------- DOLLARS ($ 10.00),

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

WE, C. J. SAIN AND WIFE, CELESTINE F. SAIN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. DONALD WOOD AND WIFE, LULA MAIE WOOD

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in the County, of Davidson State of Tennessee, described as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Two Rivers Subdivision, as of record in Book 3600, Page 65, Register's Office for said County.

Said Lot No. 4 fronts 110.06 feet on the southwesterly side of Stones River Court and runs back 273.6 feet on the northwesterly side and 246.5 feet on the southeasterly side to a line in the rear which is within the boundaries of an old County Road, and measuring 112.80 feet thereon.

Being part of the property conveyed to C. J. Sain and wife, Celestine F. Sain and by deed from First American National Bank of Nashville, as Trustee, under the Will of E. P. Radabaugh, deceased, as of record in Book 3648, Page 460, Register's Office for Davidson County, Tennessee.

This Conveyance is made subject to restrictions of record in Book 2016, Page 1, Book 2240, Page 265, Book 808, Page 158, Book 3793, Page 0125, and an easement granted to the United States of America in Book 2240, Page 613, all in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 28 day of July, 19 64

C. J. Sain

Celestine F. Sain

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named C. J. Sain and wife, Celestine F. Sain

the bargainor(s) with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 28 day of July, 19 64

My commission expires: Feb 26 1968

Notary Public

BOOK 3797 PAGE 197

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___.

_____
Notary Public

My commission expires:

_____

STATE OF TENNESSEE

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___.

_____
Notary Public

My commission expires:

WARRANTY DEED

From

C. J. SAIN AND WIFE,

CELESTINE F. SAIN

To

J. DONALD WOOD AND WIFE,

LULA MAIE C. WOOD

2215 Wellington Dr

Donelson, Tenn.

44521

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 4 9 05 AM '64

NOTED: BOOK 109 PAGE 431
RECORDING FEE $ 2.00
DEP. REG. 2

DOCUMENTARY INTERNAL REVENUE STAMPS ONE DOLLAR AND FIFTY CENTS $1.50

Mid-State Closing Co.
327 WEST MAIN ST.
HENDERSONVILLE, TENN. 37075

STATE TAX $ 1.50
PROBATE 50
TOTAL $ 2.03

AUG 4 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 4 1964

P. 95